

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In re:	)	
	)	
EAGLE PROPERTIES AND	)	Bankruptcy Case
INVESTMENTS, LLC,	)	No. 23-10566-KHK
	)	Chapter 7
Debtor.	)	
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**ORDER APPROVING SALE OF 7213 LINGLESTOWN ROAD, HARRISBURG, PA  
FREE AND CLEAR OF LIS PENDENS PURSUANT TO 11 U.S.C. §§ 363(f)**

UPON CONSIDERATION of the motion (Docket No. 554) (“Motion”) of H. Jason Gold, chapter 7 trustee (“Trustee”), to approve the sale of the property commonly known as 7213 Linglestown Road, Harrisburg, PA (“Property”) to GITSIT Solutions, LLC, (“Buyer”), the first lien holder on the Property, free and clear of the Lis Pendens (hereafter defined) pursuant to 11 U.S.C. §§ 363(f), but subject to all other encumbrances via the form of special warranty deed and it appearing that proper and adequate notice of the Motion has been given and that no further notice is necessary; and it appearing that the sale of the Property as set forth in the Motion is in the best interest of the estate and its creditors, accordingly:

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED.

Dylan G. Trache, Va. Bar No. 45939  
NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Avenue, Suite 900  
Washington, DC 20001  
(202) 689-2800  
*Counsel to the Chapter 7 Trustee*

2. The Trustee is authorized to sell the Property<sup>1</sup> to GITSIT Solutions, LLC or its designee (the “Purchaser”) for \$15,000.00 and to execute the special warranty deed attached to the Motion as Exhibit A.

3. The sale of the Property shall be free and clear of the Praeipue to Index Action as Lis Pendens (“Lis Pendens”) filed in the Land Records of Dauphin County, Pennsylvania as Instrument Number 20220035760.

4. At closing, the Trustee shall receive, for the benefit of the estate the sum of \$450.00 representing his commission under Section 326 of the Bankruptcy Code plus \$750.00 as additional consideration for the bankruptcy estate free and clear of all liens, claims and interests, with all remaining net proceeds of sale shall be held by the Trustee pending resolution of the claims of Bala Jain, LLC and further order of this Court.

5. The sale shall be subject to all other liens, claims, encumbrances and interests.

6. This Order may be recorded in the land records wherein the subject Property is located.

7. This Court retains jurisdiction with respect to any disputes regarding the Property following the sale.

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<sup>1</sup> Having the following legal description:

All that certain tract of unimproved real estate situate in West Hanover Township, Dauphin County, Pennsylvania, bounded and described as follows, to wit: Beginning at a railroad spike in the center line of Pennsylvania Route No. 39 (having an Ordained width of 33 feet) at Eastern property line now or formerly of Halley Chubb; Thence along said center line, North 88 degrees 00 minutes East 150 feet to a railroad spike in said center line at Western property line now or late of Walter J. Basehore, et. ux: Thence along said Basehore property line, South 09 degrees 36 minutes 43 seconds West 663.55 feet to an iron pipe on the Northern Property line of A.E. Watson Thence along said Watson property line, North 73 degrees 01 minute 00 seconds East, 150 feet to an existing angle iron in Eastern property line now or late of Halley Chubb; Thence along Chubb property North 9 degrees 47 minutes 01 seconds East 614.12 feet to a Railroad Spike, the place of beginning. Containing 2.168 acres, more or less. All according to Survey of William E. Sees, Jr., Registered Engineer, No. 8846, dated 6/19/67, Drawing No. S-3563.

8. This Order shall be effective immediately and shall not be subject to the stay provided in Federal Rule of Bankruptcy Procedure 6004(h) or any other applicable stay.

Dated: Aug 28 2024

/s/ Klinette H Kindred

United States Bankruptcy Judge

Entered On Docket: Aug 29 2024

PREPARED BY:

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By: /s/ Dylan G. Trache

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BY: /s/Christopher L. Rogan (by DGT with authority)

Christopher L. Rogan (Bar No. 30344)

*Attorneys for Bala Jain, LLC*

**CERTIFICATION PURSUANT TO LOCAL RULE 9022-1(C)**

I HEREBY CERTIFY that this Order has been endorsed by all necessary parties.

/s/ Dylan G. Trache

Dylan G. Trache

**LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY  
PURSUANT TO LOCAL RULE 9022-1**

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